092.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	927,800 / 927,800
					USE VALUE:	927,800 / 927,800
					ASSESSED:	927,800 / 927,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
170		PHEASANT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WONG STEVE	
Owner 2:	WONG JENNIFER	
Owner 3:		
Street 1:	170 PHEASANT AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	TAYLOR EDWARD S -
Owner 2:	TAYLOR THERESA M -
Street 1:	170 PHEASANT AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1964, having primarily Vinyl Exterior and 3053 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6397.000	499,000	500	428,300	927,800
Total Card	0.147	499,000	500	428,300	927,800
Total Parcel	0.147	499,000	500	428,300	927,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.90 | /Parcel: 303.90

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 59395

GIS Ref

GIS Ref

Insp Date 06/12/17

!7499!

PREVIOUS ASSESSMENT

Parcel ID: 092.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	499,000	500	6,397.	428,300	927,800		Year end	12/23/2021
2021	101	FV	484,600	500	6,397.	428,300	913,400		Year End Roll	12/10/2020
2020	101	FV	484,700	500	6,397.	428,300	913,500	913,500	Year End Roll	12/18/2019
2019	101	FV	340,700	500	6,397.	434,500	775,700	775,700	Year End Roll	1/3/2019
2018	101	FV	340,700	500	6,397.	324,300	665,500	665,500	Year End Roll	12/20/2017
2017	101	FV	279,000	500	6,397.	293,700	573,200	573,200	Year End Roll	1/3/2017
2016	101	FV	279,000	500	6,397.	281,500	561,000	561,000	Year End	1/4/2016
2015	101	FV	270,700	500	6,397.	238,600	509,800	509,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:40:30

LAST REV

Date	Time
06/22/17	18:32:21

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 7499

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAYLOR EDWARD S	53667-155		10/13/2009		490,000	No	No		
	10584-423		7/15/1964			No	No		N

USER DEFINED

Prior Id # 1:	59395
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2016	835	Addition	120,000	O				2 stry addition w/
10/19/2009	1010	Redo Kit	40,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2017	Meas/Inspect	DGM	D Mann
6/12/2017	Permit Visit	DGM	D Mann
12/5/2008	Meas/Inspect	294	PATRIOT
11/9/2000	Hearing Chag	189	PATRIOT
3/2/2000	Inspected	276	PATRIOT
1/26/2000	Measured	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6397		Sq. Ft.	Site		0	70.	0.96	5									428,338						428,300	

Total AC/HA:	0.14685	Total SF/SM:	6397	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	428,338	Spl Credit		Total:	428,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	6 - 6 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.03845727
Const Adj.:	0.99600005
Adj $ / SQ:	144.802
Other Features:	107321
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	559404
Depreciation:	60416
Depreciated Total:	498988

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

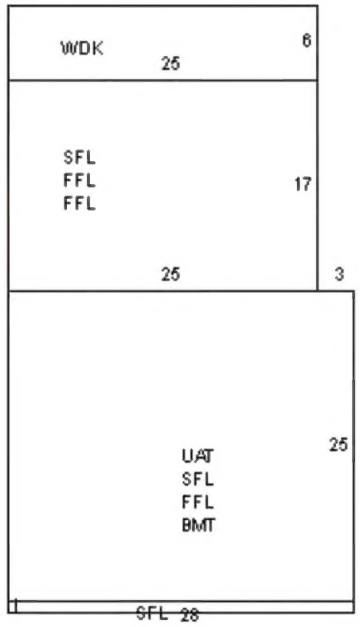
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	144.80
Special Features:	0	Val/Su Net:	133.85
Final Total:	499000	Val/Su SzAd	184.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,550	144.800	224,444
SFL	Second Floor	1,153	144.800	166,957
BMT	Basement	700	69.510	48,654
UAT	Upper Attic	175	57.920	10,136
WDK	Deck	150	12.620	1,892

Net Sketched Area:	3,728			Total:	
Size Ad	2703	Gross Area	8078	FinArea	3053

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X18	A	AV	1970	4.33	T	39.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500